

**ARROYA BONITA
PROJECT NARRATIVE**

Introduction:

Rawhide Wash is a 29-acre project that will be developed by Monarch Communities. It is located on the East Side of the Hayden Road Alignment just south of Jomax Road.

The project will include 13 Custom and Semi-custom homes in a gated communities.

Request:

This application is for consideration of the Preliminary Plat for 13 lots with modified development standards and design approval of the conceptual gate, entry monuments, landscape and perimeter walls.

Public Involvement:

As a good neighbor and to ensure sensitivity and compatibility letters were sent to home and property owners within 300 ft. of the site.

Site Plan:

The site plan was developed to allow homes sites within the site; avoiding washes to allow for maximum preservation of open space as well as for amenities for the future residents. The development envelopes were designed on a preliminary basis to designate development and preservation areas.

Lot sizes and configurations may vary throughout the site to respond to the configuration and alignments of the zoning district regulations. The entire 29 acres is zoned R1-43. The site provides for 15.2 acres (47%) of Natural Area Open Space (NAOS) with additional arrears of open space throughout the project. The total open space provided is approximately 19 acres (57%) consisting of NAOS, re-vegetated areas and front/rear yards. A large portion of the open space that is being provided will benefit the community. A public trail will meander throughout the scenic wash corridor to provide a north/south connection to the existing City Trails.

Access:

The primary access to the project is from Jomax Road via Hayden Road. A single electronic controlled gate, with 24 hour access, will be installed.

Architecture:

The proposed Architecture of the homes will be subject to the City of Scottsdale design review process.

Grading:

Grading will be low impact to fulfill the City and FEMA's requirements. The intention is that we would maintain the integrity of the surrounding area as much as possible. We would want to blend our proposed custom homes into the surrounding terrain as much as possible.

Landscape Architecture:

The proposed landscape architecture will compliment and be compatible with the existing vegetation.

Drainage:

The site drains generally from the northeast to the southwest. On-lot retention will be provided throughout the project to address city's requirements.

Conclusion:

Rawhide Wash will provide a unique setting for a 13 lot high quality new home subdivision while preserving a substantial amount of the site as open space and provide community benefits such as additional preserved desert, scenic corridors, and community trails. Arroya Bonita will be a great addition to The City of Scottsdale's Master plan.

NOTES

- NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED OR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENTS WHICH WOULD IMPIDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE EASEMENTS. THE CITY OF SCOTTSDALE MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE EASEMENTS.
- CONSTRUCTION WITHIN EASEMENTS SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION-TYPE FENCING.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 13 DWELLINGS WITHIN THE ENTIRE SUBDIVISION.
- THE MASTER HOMEOWNERS ASSOCIATION OF MONARCH RANCH INCLUDING ALL PROPERTY OWNERS IN THIS SUBDIVISION, SHALL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS, PRIVATE STREETS AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
- STRUCTURES AND LANDSCAPING AT THE INTERSECTIONS OF A MAJOR STREET WITH A LOCAL STREET WITHIN A TRIANGLE MEASURING 11' X 12' ALONG THE RIGHT-OF-WAY LINES, SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF THREE FEET.
- ELECTRIC LINES TO BE INSTALLED PER ARIZONA CORP. COMMISSION GENERAL ORDER U-46.
- ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
- A MASTER HYDROLOGY REPORT FOR MONARCH RANCH HAS BEEN SUBMITTED TO APPROPRIATE DEPARTMENT FOR REVIEW AND APPROVAL.
- THIS PARCEL'S PLANNED USE IS FOR RESIDENTIAL USE.
- PROPOSED ROADWAY IS PUBLIC.

EBLO NOTES

- LAND DESIGNATED AS WAD SHALL BE PERMANENTLY MAINTAINED AS OPEN SPACE. THE ENTIRE NATURAL AREA OPEN SPACE (WAD) WILL BE PERMANENTLY MAINTAINED AS NATURAL OPEN SPACE THROUGH EASEMENT, DONATION AND DEDICATION TO THE CITY OR OTHER ENTITY. WAD SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- NON-INDIGENOUS PLANT MATERIALS ARE LIMITED TO ENCLOSED AREAS AND SHALL NOT EXCEED 20 FEET IN HEIGHT.
- SOIL IS LIMITED TO ENCLOSED AREAS NOT VISIBLE TO DRIVE OR LOWER ELEVATIONS.
- REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.
- NO PAINT COLORS SHALL EXCEED A VALUE AND/OR CHROMA OF 5 AS INDICATED IN THE WHEEL BOOK OF COLOR ON 702 IN THE CITY PLANNING DEPARTMENT. (SAMPLES MAY BE REQUIRED.)

SITE DATA

GROSS AREA: 1,080,313 SF = 24.80 AC
 NUMBER OF LOTS: 13
 EXISTING ZONING: R1-45
 ASSESSORS PARCEL #: 242-08-0080/212-08-0080
 SITE ADDRESS: NOT AVAILABLE AT THIS TIME
 LOT WIDTH: 140' MINIMUM
 LOT DEPTH: 220' MINIMUM
 MINIMUM LOT SIZE: 0.75 AC

UTILITIES

WATER: CITY OF SCOTTSDALE
 SEWER: CITY OF SCOTTSDALE
 REFUSE: CITY OF SCOTTSDALE
 ELECTRIC: ARIZONA PUBLIC SERVICE CO.
 TELEPHONE: QWEST COMMUNICATIONS
 GAS: SOUTHWEST GAS

LOT/TRACT/AREA/USE

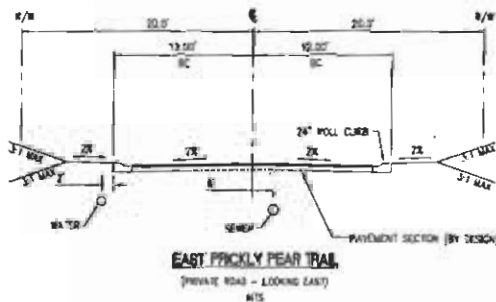
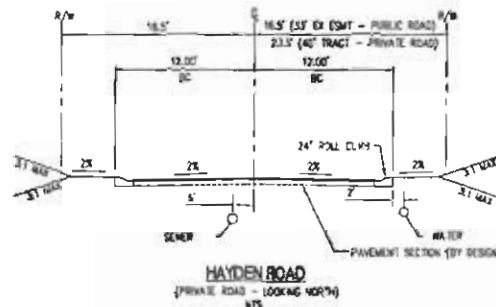
TRACT	LOT	AREA	USE
TRACT 4	14,183 SF/0.32 AC	STREET/NGA MAINTAINED	
LOT 1	33,598 SF/0.77 AC	CUSTOM LOT	
LOT 2	32,684 SF/0.75 AC	CUSTOM LOT	
LOT 3	107,908 SF/2.45 AC	CUSTOM LOT	
LOT 4	152,108 SF/3.49 AC	CUSTOM LOT	
LOT 5	32,734 SF/0.75 AC	CUSTOM LOT	
LOT 6	44,619 SF/1.03 AC	CUSTOM LOT	
LOT 7	44,775 SF/1.03 AC	CUSTOM LOT	
LOT 8	44,780 SF/1.03 AC	CUSTOM LOT	
LOT 9	44,584 SF/1.03 AC	CUSTOM LOT	
LOT 10	46,425 SF/1.05 AC	CUSTOM LOT	
LOT 11	180,436 SF/4.14 AC	CUSTOM LOT	
LOT 12	165,214 SF/3.78 AC	CUSTOM LOT	
LOT 13	81,302 SF/1.86 AC	CUSTOM LOT	

PRELIMINARY PLAT FOR ARROYA BONITA

LOCATED IN THE WEST HALF OF SECTION 1,
 TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
 MARICOPA COUNTY, ARIZONA.

SHEET INDEX

COVER SHEET 1
 PRELIMINARY PLAT 1



FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL & PANEL DATE	SUFFIX	DATE OF FIRM (Index Date)	FIRM ZONE	BASIC FLOOD ELEVATION (in AD Zone, See Dept)
0001215	1025	F	7-18-81	AO B X	7' & 3'

ENGINEER'S CERTIFICATION

THE LOWEST FLOOD ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE-HUNDRED YEAR STORM AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODWAYS & FLOOD PLANS ORDINANCE.

LEGAL DESCRIPTION

PARCEL 1:

A PORTION OF LAND LOCATED IN THE WEST HALF OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1 INCH IRON PIPE AT THE WEST QUARTER CORNER OF SAID SECTION 1, FROM WHICH A 1 INCH IRON PIPE AT THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 80 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 297.69 FEET;
 THENCE SOUTH 80 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 309.47 FEET;
 THENCE SOUTH 80 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 309.47 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 1;
 THENCE NORTH 80 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 309.47 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 1;
 THENCE NORTH 80 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 309.47 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 1,217.54 FEET TO THE POINT OF BEGINNING OF THE PARCEL, HEREIN DESCRIBED.

PARCEL 2:

A PORTION OF LAND LOCATED IN THE WEST HALF OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1 INCH IRON PIPE AT THE WEST QUARTER CORNER OF SAID SECTION 1, FROM WHICH A 1 INCH IRON PIPE AT THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 80 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 227.69 FEET;
 THENCE NORTH 80 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 494.47 FEET;
 THENCE SOUTH 80 DEGREES 00 MINUTES 00 SECONDS EAST, LEAVING SAID WEST SECTION LINE, A DISTANCE OF 309.47 FEET;
 THENCE SOUTH 80 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 494.47 FEET;
 THENCE NORTH 80 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 494.47 FEET TO THE POINT OF BEGINNING OF THE PARCEL, HEREIN DESCRIBED.

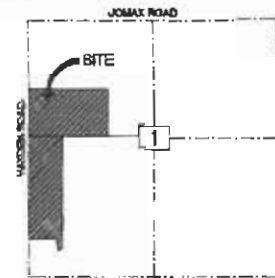
PARCEL 3:

A PORTION OF LAND LOCATED IN THE WEST HALF OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCED AT 1 INCH IRON PIPE AT THE WEST QUARTER CORNER OF SAID SECTION 1, FROM WHICH A 1 INCH IRON PIPE AT THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 80 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 227.69 FEET;
 THENCE SOUTH 80 DEGREES 00 MINUTES 00 SECONDS EAST, LEAVING SAID WEST SECTION LINE, A DISTANCE OF 309.47 FEET;
 THENCE SOUTH 80 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 309.47 FEET;
 THENCE NORTH 80 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 309.47 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 1;
 THENCE NORTH 80 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 309.47 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 1;
 THENCE NORTH 80 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 309.47 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 1,217.54 FEET TO THE POINT OF BEGINNING OF THE PARCEL, HEREIN DESCRIBED.

BASIS OF BEARING

THE EAST-WEST AND SECTION LINE, THE LINE HEREIN BEARS NORTH 89° 00' WEST.



VICINITY MAP

WTS

ENGINEER

SKG ENTERPRISES, INC.
 9800 EAST ANTIPOLO DRIVE
 SUITE 140
 SCOTTSDALE, ARIZONA 85260
 PH: (480) 390-3400
 FX: (480) 390-3403
 CONTACT: JIM ROBERTSON

DEVELOPER / OWNER

MONARCH COMMUNITIES, LLC
 17705 N. PACESETTER WAY
 #100
 SCOTTSDALE, AZ 85255
 PH: (480) 229-1820
 FX: (480) 530-3338
 CONTACT: PHIL LABARETTA

LAND SURVEYOR

SURVEY INNOVATION GROUP, INC.
 8040 E. BANNER DRIVE
 SUITE C-104
 SCOTTSDALE, AZ 85260
 PH: (480) 952-0700
 FX: (480) 952-0701
 CONTACT: JASON SCHERER

LANDSCAPE ARCHITECT

URBAN SCAPES
 PHOENIX, AZ 85020
 PH: (602) 960-0754
 FX:
 CONTACT: JEFF PERLIN

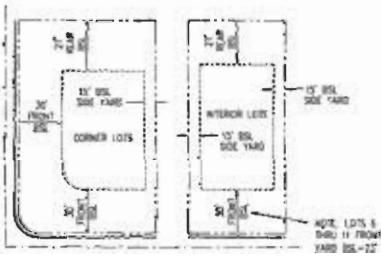
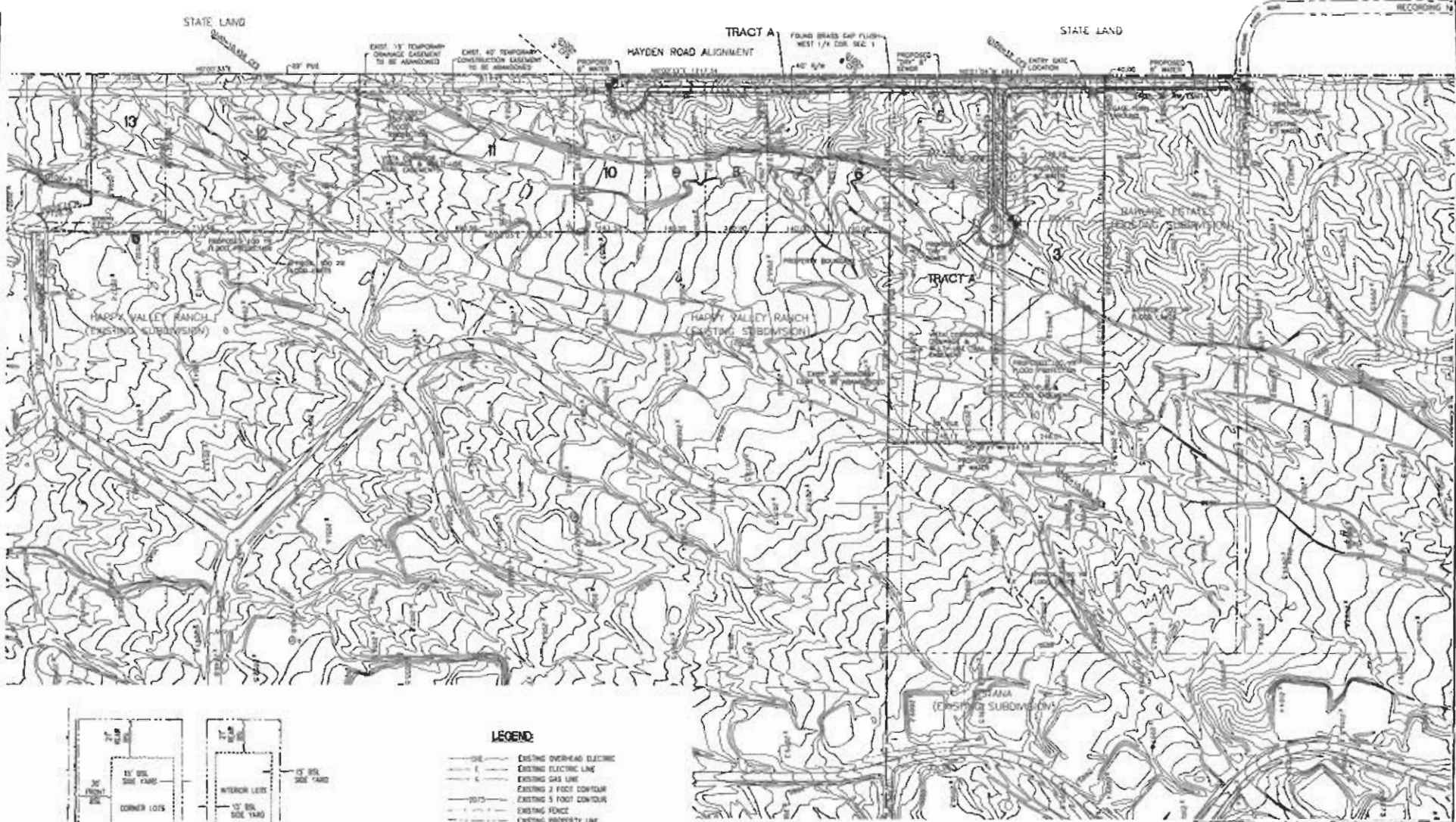
GENERAL NOTES

- TRACT 4 SHALL BE A PRIVATE STREET WITH PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENT.
- MAINTENANCE OF TRACT 4, DRAINAGE EASEMENTS AND ANY EASEMENTS LOCATED WITHIN THE PRIVATE TRACT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- WADS WILL BE DEDICATED AT THE TIME OF CUSTOM LOT SITE PLAN DEVELOPMENT.

11-PP-2005
 07/07/05

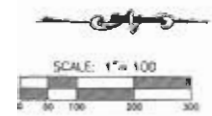


SKG ENTERPRISES, INC.
 CONSULTING CIVIL ENGINEERS
 PRELIMINARY PLAT FOR ARROYA BONITA
 1 of 2



TYPICAL LOT DETAIL
N.T.S.

- LEGEND:**
- O—O— EXISTING OVERHEAD ELECTRIC
 - E—E— EXISTING ELECTRIC LINE
 - G—G— EXISTING GAS LINE
 - 20175 EXISTING 2 FOOT CONTOUR
 - 20175 EXISTING 5 FOOT CONTOUR
 - F—F— EXISTING FENCE
 - P—P— EXISTING PROPERTY LINE
 - P—P— PROPOSED PROPERTY LINE
 - ELEV EXISTING SPOT ELEVATION
 - B—B— BUILDING SET BACK LINE
 - W—W— PROPOSED 10' WATER LINE
 - PUE PUBLIC UTILITY EASEMENT
 - VNAE VEHICLE NON-ACCESS EASEMENT



11-PP-2005 07/07/05	
SKG ENTERPRISES, INC. CONSULTING CIVIL ENGINEERS	
PRELIMINARY PLAT FOR ARROYA BONITA	
DATE 07/07/05	SHEET 2 OF 2

268-PA-05 06 447-47, 48-47

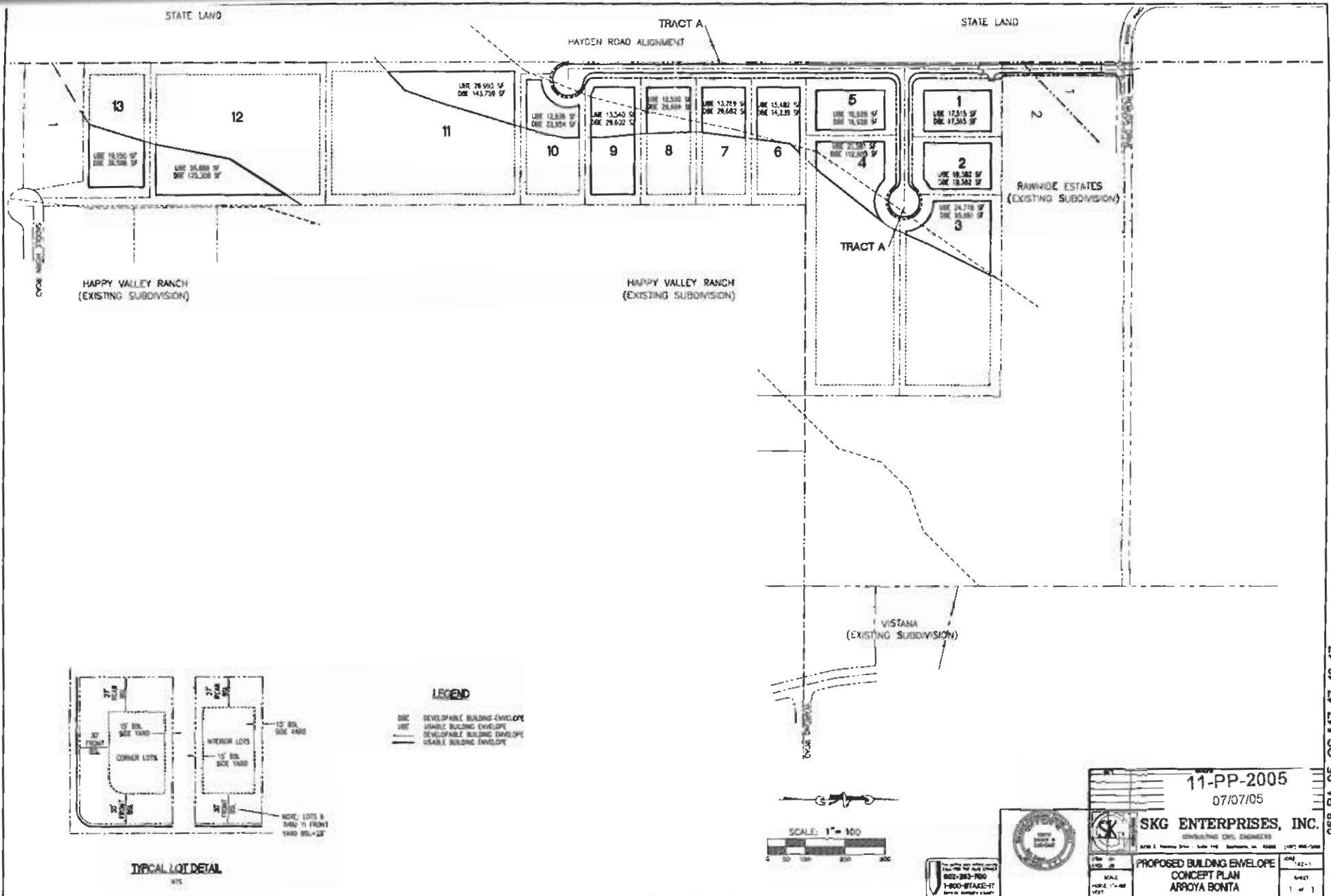
ARROYA BONITA

STATE LAND

TRACT A
HAYDEN ROAD ALIGNMENT

STATE LAND

ARROYA BONITA



268-PA-05 OS #47-47, 48-47